



BOARD OF APPEAL UNDER THE ZONING BY - LAW

BRAINTREE, MASSACHUSETTS

Revised

AGENDA

April 28, 2009

The following petitions will be heard by the Zoning Board of Appeals on Tuesday, April 28, 2009, at 7:00 p.m. at the DPW Administration Building, Lower Level, 90 Pond Street, Braintree, Massachusetts.

OLD BUSINESS

Acceptance of minutes of Appeals Board Hearings March 24, 2009.

#09-03 OMNI Point Communications, 25 Hayward Street, Braintree, MA 02184 to be reheard at the April 28th Zoning Board of Appeals Meeting.

#09-05 Liberty Bay Credit Union of 350 Granite Street, Braintree, MA 02184 to be reheard at the April 28th Zoning Board of Appeals Meeting.

NEW PETITIONS

09-06 Barry and Cecelia Callow of 147 Jefferson Street, Braintree, MA 02184 for relief from Bylaw requirements under Article 4, Sections 135-403, 407, Article 7, Section 701 to remove existing 8' x 8' screened porch, replace with a 12' x 16' one story dining area, typical wood framing, poured concrete foundation, full basement to match house. The applicant seeks a permit, variance and/or finding that the proposed alteration is not substantially more detrimental to the neighborhood. The property is located at 147 Jefferson Street, Braintree, MA 02184 and is within a Residential B District as shown on Assessors Plan 1045, Plot 16, and contains a land area of 6,732 (+/-) Sq. Ft.

09-07 Paul Pacheco of 525 Grove Street, Braintree, MA 02184 for relief from Bylaw requirements under Article IV, Sections 135-403, 402, 407, Article 7, Section 701 to extend pre-existing, nonconforming structures containing a nonconforming use and to alter lot lines for a nonconforming lot size. The applicant seeks a permit, variance and/or finding that the proposed alteration is not substantially more detrimental to the neighborhood. The property is located at 517, 521 & 525 Grove Street, Braintree, MA 02184 and is within a Cluster District as shown on Assessors Map 1112, Plot 14A and Plot 14B, and contains a land area of 52,050 (+/-) Sq. Ft.

09-08 Thomas K. Matthews of 24 Portland Road, Braintree, MA 02184 for relief from Bylaw requirements under Article 4, Sections 135-403, 407, Article 7, Section 701 to install a 6' x

10' (approx.) covered entry porch for safety reasons. The applicant seeks a permit, variance and/or finding that the proposed alteration is not substantially more detrimental to the neighborhood. The property is located at 24 Portland Road, Braintree, MA and is within a Residential B District as shown on Assessors Map 1098, Plot 36, and contains a land area of 8,669 (+/-) Sq. Ft.

- 09-09** Barbara E. Willinder of 17 Follgren Lane, Weymouth, MA 02189 for relief from Bylaw requirements under Article 4, Section 135-407, Article 9, Section 135-903 for additional sign area of 2" x 5' to match allowable existing sign. Also, additional square footage to ground sign 3' x 4'. The applicant seeks a permit, variance and/or finding that the proposed alteration is not substantially more detrimental to the neighborhood. The property is located at 742 Washington Street, Braintree, MA 02184 and is within a Residential B District as shown on Assessors Map 1004, Plot 13, and contains a land area of 6,792 (+/-) Sq. Ft.
- 09-10** Paul Holland of 34 Lakeview Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Article 7, Section 135-701, Article 4, Section 135-407 to add on a two foot addition to existing garage. The applicant seeks a permit, variance and/or finding that the proposed alteration is not substantially more detrimental to the neighborhood. The property is located at 34 Lakeview Avenue, Braintree, MA 02184 and is within a Residential B District, as shown on Assessors Plan 1019, Plot 5, and contains a land area of 8,428 (+/-) Sq. Ft.
- 09-11** Paul Pacheco of 521 Grove Street, Braintree MA 02184 for relief from Bylaw requirements under Article 4, Section 135-402, 403, 407, Article 7, Section 701 to extend a non-conforming use/structure containing a non-conforming use. Alter lot lines for a non-conforming lot. The applicant seeks a permit, variance and/or finding that the proposed alteration is not substantially more detrimental to the neighborhood. The property is located at 521 Grove Street, Braintree, MA and is within a Cluster District, as shown on Assessors Map 1112, Plot 14A and Plot 14B, and contains a land area of 52,050 (+/-) Sq. Ft.
- 09-12** AT&T Mobility, Inc. c/o Edward D. Pare, Esq. of Brown Rudnick LLP, 121 South Main Street, Providence, RI 02903 for relief from Bylaw requirements under Article IV, (Section 135-403 and 407 et. seq.), Article V, Article XVI, (135-1603 et. seq.) to do modification to existing wireless communications antenna facility. The applicant seeks a permit, variance and/or finding that the proposed alteration is not substantially more detrimental to the neighborhood. The property is located at 300 River Street, Braintree, MA 02184 and is within an Open Space Conservation District, as shown on Assessors Map 2009, Plot 14, and contains a land area of 46 (+/-) Acres.